

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: March 30, 2026

GF No. _____

Name of Affiant(s): Stephanie McKinney Properties LLC,

Address of Affiant: 419 S White Oak Rd, White Oak, TX 75693

Description of Property: See attached survey & field notes

County Upshur, Texas

Date of Survey: 05/14/2021

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TX personally appeared Affiant(s) who after by me being duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

None

5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

I declare under penalty of perjury that the foregoing is true and correct. Signed: <u></u> Affiant Brett McKinney	I declare under penalty of perjury that the foregoing is true and correct. Signed: _____ Affiant
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SWORN AND SUBSCRIBED this 30 day of March, 2026




Notary Public

**A. BUTLER SURVEY,
A-22**

**SURVEYED:
248.721 ACRES**

S.G. ADKERSON
SURVEY, A-12

KEITH M. STACE
CALLED 73.398 Acres
Doc. No. 201108080

LINE	BEARING	DISTANCE
L1	S 74°27'05"	W 314.18
L2	N 32°02'03"	W 58.37
L3	N 37°41'20"	E 211.71
L4	S 50°16'37"	W 362.18
L5	S 38°45'05"	E 110.63
L6	S 78°24'30"	E 25.08
L7	S 54°09'39"	W 96.94
L8	S 10°38'13"	E 34.58

J.C. MCGAIN SURVEY, A-326

**SURVEYED: 248.721 ACRES
STATE HIGHWAY 155 N
ORE CITY - UPSHUR COUNTY, TEXAS**

WALKER, WARREN, & JORDAN
SURVEYING & MAPPING
10819 US HWY 69 N
TYLER, TX 75706
903-534-9000
13111 N. HWY 16, SUITE 200, DALLAS, TEXAS 75244

PROJECT MANAGER: BLOCHER	PREPARED BY: A.C.J. MAY 14TH, 2021
ADDRESS: HIGHWAY 155	JOB NO: 21-0360 500 0 500 SCALE: 1" = 500' LOT / BLOCK NO: N/A COUNTRY: BOX ONE MALLAGE
CITY/COUNTY: ONE CITY, UMBURU, CO.	
SURVEY / ABSTRACT NO.: AS SHOWN	
SUBDIVISION: N/A	
LOT / BLOCK NO: N/A	

 /  = COTTON SPINDLE FOUND/SET
 /  = 1 1/2" IRON ROD FOUND/SET

FENCE	— e — x — x — x — x — x — x — x — x — x — x —	
OVERHEAD ELECTRIC LINE	— — — — —	
WM	= WATER METER	☒ = IRRIGATION VALVE
WP	= POWER POLE	☒ = WATER VALVE
PL	= PIPELINE MARKER	C = CABLE BOX/PEDESTAL
GM	= GAS METER	W = WATER WELL
EM	= ELECTRIC METER	PROP = PROPANE TANK
TE	= TELE. PEDESTAL	AC = AIR CONDITIONER

SOUTHWEST LAND TITLE INSURANCE COMPANY
 GF No. 39-3687
 SCHEDULE B ITEM
 ALL VISIBLE AND APPARENT ENCUMBRANCES ARE WITHIN THE
 PORTION OF THE PROPERTY LIES WITHIN THE
 ENCUMBRANCES WERE FOUND TO ADVERSELY
 AFFECT THE PROPERTY. ENCUMBRANCES ARE 393/817
 DOES NOT AFFECT: 393/752, 385/359 & 393/817
 DOES NOT AFFECT: 323/673, 498/424

PLATE BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

REGISTERED PROFESSIONAL LAND SURVEYOR No. 6789





SURVEYED 248.721 ACRES
W.G. HOLLOWAY SURVEY, A-221
S.G. ADKERSON SURVEY, A-12
J.C. McGAIN SURVEY, A-326
UPSHUR COUNTY, TEXAS
J21-0360

May 14TH, 2021

Field Note description for a 248.721 acre tract being located in the W.G. HOLLOWAY Survey, Abstract No. 221, Upshur County, Texas, and being located in the S.G. ADKERSON Survey, Abstract No. 12, Upshur County, Texas, and being located in the J.C. McGAIN Survey, Abstract No. 326, Upshur County, Texas, and being all of a 78.858 acre tract conveyed to Brittain and Associates as described and recorded in Document No. 201301813 of the Official Records of Upshur County, Texas, and being all of a 94.335 acre tract conveyed to Brittain and Associates as described and recorded in Document No. 201301813 of the Official Records of Upshur County, Texas, and being part of a 153.029 acre tract conveyed to Thomas Brittain and wife Mary A Brittain as described and recorded in Volume 559, Page 85 of the Official Records of Upshur County, Texas. Said 248.721 acre tract to be more particularly described as follows.

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

BEGINNING at a 1/2" Iron Rod found for the Southerly Southeast corner of herein described tract, same being the Southwest corner of a called 2.8813 acre tract conveyed to Max Manns as described and recorded in Document No. 201803680, being on the North Right-of-Way of State Highway No. 155;

THENCE South 78 deg. 27 min. 05 sec. West with the North Right-of-Way of State Highway No. 155 a distance of 314.16 feet to a 1/2" Iron Rod found for the Southerly Southwest corner of herein described tract, same being the Southeast corner of said 15.029 acre tract;

THENCE North 13 deg. 25 min. 25 sec. West with the East line of said 153.029 acre tract a distance of 743.11 feet to a 1/2" Iron Rod found for an ell corner of herein described tract, same being an East corner of said 153.09 acre tract;

THENCE North 38 deg. 46 min. 43 sec. West with the East line of said 153.029 acre tract a distance of 1,659.20 feet to a 1/2" Iron Rod set for an ell corner of herein described tract;

THENCE South 61 deg. 29 min. 29 sec. West across said 153.029 acre tract a distance of 1,651.96 feet to a 1/2" Iron Rod set in the West line of said 153.029 acre tract for the Westerly Southwest corner of herein described tract, being in the East line of a called 73.398 acre tract conveyed to Keith M Stack as described and recorded in Document No. 201108080;

THENCE North 27 deg. 38 min. 49 sec. West with the East line of said 73.398 acre tract and the West line of said 153.029 acre tract a distance of 877.65 feet to a 1/2" Iron Rod found for an angle break of herein described tract;

THENCE North 29 deg. 38 min. 51 sec. West continuing with the East line of said 73.398 acre tract and the West line of said 153.029 acre tract a distance of 335.39 feet to a 1/2" Iron Rod found for an angle break of herein described tract, same being a corner of said 73.398 acre tract;

THENCE North 31 deg. 54 min. 27 sec. West continuing with the East line of said 73.398 acre tract and the West line of said 153.029 acre tract a distance of 960.50 feet 1/2" Iron Rod found for the Westerly Northwest corner of herein described tract, same being the South corner of a called 119.06 acre tract

THENCE North 58 deg. 27 min. 54 sec. East with the Southeast line of said 119.06 acre tract a distance of 1,292.12 feet to a 1/2" Iron Rod found for an ell corner of herein described tract, same being the Northwest corner of said 153.029 acre tract, being in the West line of said 94.335 acre tract;

**SURVEYED 248.721 ACRES
W.G. HOLLOWAY SURVEY, A-221
S.G. ADKERSON SURVEY, A-12
J.C. McGAIN SURVEY, A-326
UPSHUR COUNTY, TEXAS
J21-0360**

THENCE North 38 deg. 44 min. 19 sec. West with the West line of said 94.335 acre tract a distance of 890.65 feet to a 1/2" Iron Rod found for the Northerly Northwest corner of herein described tract, same being an ell corner of said 119.06 acre tract;

THENCE North 58 deg. 26 min. 48 sec. East with the Southeast line of said 119.06 acre tract a distance of 968.19 feet to a 1/2" Iron Rod found for an angle break of herein described tract, same being the Northeast corner of said 94.335 acre tract, same being the West corner of said 78.858 acre tract;

THENCE North 58 deg. 27 min. 31 sec. East with the Southeast line of said 119.06 acre tract a distance of 1,488.81 feet to a 1/2" Iron Rod found for the North corner of herein described tract, same being the East corner of said 119.06 acre tract, being on the West line of a called 160 acre tract conveyed to Jeffrey Hall Shelby and Stephanie Shelby Nelson as described and recorded in Volume 334, Page 444;

THENCE South 31 deg. 27 min. 17 sec. East with the West line of said 160 acre tract a distance of 2,338.24 feet to a Concrete Fence Corner found for the East corner of herein described tract, same being the Southwest corner of said 160 acre tract, same being the Northwest corner of a called 62.545 acre tract conveyed to Jeffrey Hall Shelby and Stephanie Shelby Nelson as described and recorded in Volume 85, Page 354;

THENCE South 58 deg. 24 min. 55 sec. West with the Northwest line of said 62.545 acre tract a distance of 1,447.98 feet to a 4" Pipe Fence Corner found for an ell corner of herein described tract, same being the South corner of said 78.858 acre tract, same being the West corner of said 62.545 acre tract;

THENCE South 32 deg. 28 min. 05 sec. East with the West line of said 62.545 acre tract a distance of 931.40 feet to a Concrete Fence Corner found for an ell corner of herein described tract;

THENCE North 57 deg. 41 min. 20 sec. East a distance of 211.71 feet to a Concrete Fence Corner found for a Northwest corner of herein described tract;

THENCE South 32 deg. 34 min. 00 sec. East a distance of 1,844.66 feet to a X-Tie fence corner found for a Southeast corner of herein described tract, being in the North line of a called 0.163 acre tract conveyed to Glenda Purcell as described and recorded in Document No. 201106122;

THENCE South 50 deg. 16 min. 37 sec. West a distance of 382.18 feet to a 12" Post Fence Corner found for an ell corner of herein described tract, same being the Northerly Northwest corner of said 2.8813 acre tract;

THENCE South 38 deg. 45 min. 05 sec. East with the West line of said 2.8813 acre tract a distance of 110.63 feet to a 12" Post Fence Corner found for an angle break of herein described tract;

THENCE South 28 deg. 24 min. 30 sec. East with the West line of said 2.8813 acre tract a distance of 55.08 feet to a 8" Post Fence corner found for a East corner of herein described tract;

THENCE South 54 deg. 09 min. 39 sec. West with the West line of said 2.8813 acre tract a distance of 96.94 feet to a 4" Post Fence Corner found for an ell corner of herein described tract;

THENCE South 10 deg. 38 min. 12 sec. East with the West line of said 2.8813 acre tract a distance of 344.58 feet to the **POINT OF BEGINNING AND CONTAINING 248.721 ACRES OF LAND.**

I, Casey Jordan, do hereby state that these Field Notes represent an on the ground survey made under my supervision in May, 2021, and is being submitted along with a Plat of said tract herein described.


Casey Jordan
Registered Professional Land Surveyor
State of Texas No. 6789

